

Appendix D(vi)

Site Assessments by Area

Eastbourne

Index of Settlements

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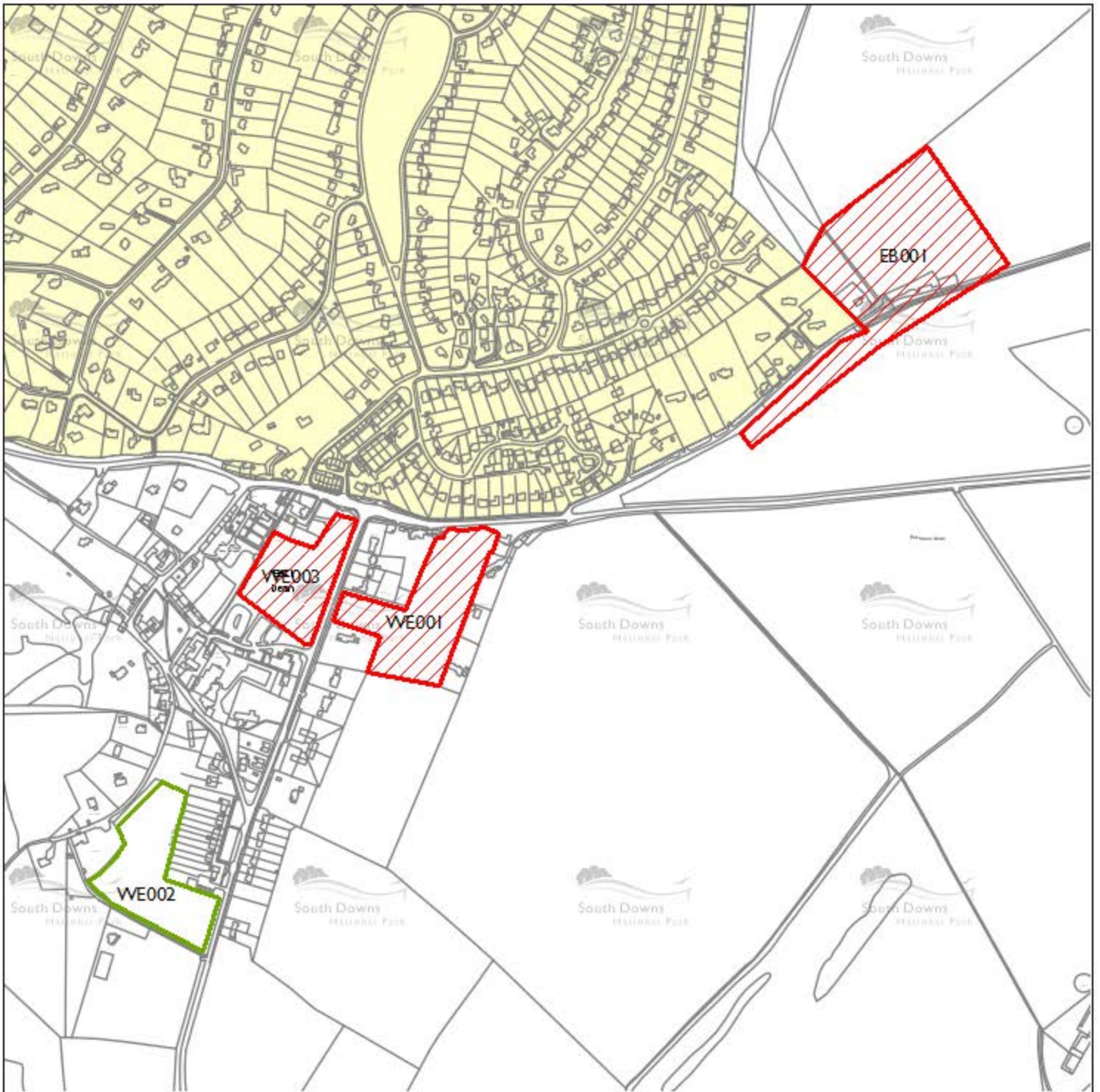
Appendix D(vi) - Eastbourne

Site Assessments by Settlement

East Dean

Settlement Map

East Dean




Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement East Dean									
EB001	East Dean Extension	East Dean	n/a	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.

Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement East Dean									
EB001	East Dean Extension	High Sensitivity The site is Highly Sensitive due to the prominence of the site within the contours of the land and the extension of built form out into the wider downland. Structure planting would appear incongruous and the site would appear as an intrusive form of development in the landscape. The existing farm buildings are well located within the contours and are Medium High Sensitivity due to the vulnerability of the surrounding landscape to inappropriate built form and/or conversion	Due to the conclusions of the landscape assessment, the site is not considered suitable.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.

Appendix D(vi) - Eastbourne

Site Assessments by Settlement




Eastbourne

Settlement Map

Eastbourne (North West)

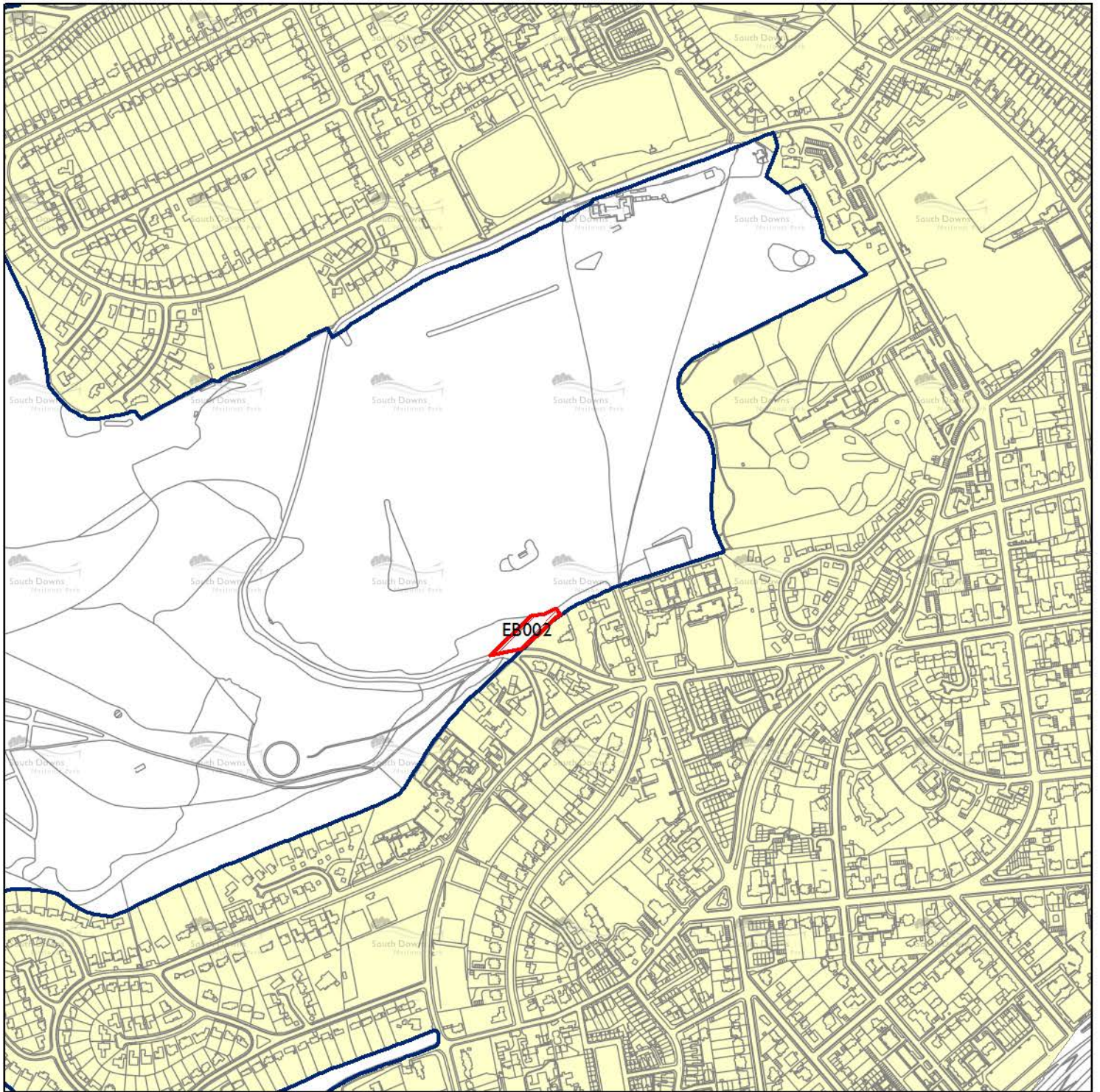


Key




- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected
-  Settlement Boundary

Settlement Map

Eastbourne (West)



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Eastbourne									
EB002	Land at Paradise Drive	Eastbourne	n/a	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.
EB003	Land bounded by Peppercombe Road and Longstone Road	Eastbourne	n/a	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EB006	Field at Burown Down Close/Priory Heights	Eastbourne	n/a	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.

Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Eastbourne									
EB002	Land at Paradise Drive	High Sensitivity The site is Highly Sensitive due to the location within a continuous belt of woodland along the scarp slope, the conservation area, the prominence of the site in views from the South Downs Way and Open Access Land upon entering the town and the intrusion in views from the town towards the scarp slope.	The site is part of the golf course and is completely covered in trees. It is physically adjacent to the conservation area. The site is not well related to the existing settlement pattern.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.
EB003	Land bounded by Peppercombe Road and Longstone Road	High Sensitivity The site is part of the continuously wooded scarp which forms the setting of Eastbourne to the west. It is elevated on a promontory above surrounding development and is inconsistent with the adjacent development line. Access likely to be detrimental to public right of way and local amenity.	The site is part of the golf course and is completely covered in trees. The site is not well related to the existing settlement pattern. It is located within 40 meters from ancient woodland.	No	There is no evidence that the site is available or being actively promoted.	No	It is not clear if access to the site could be achieved and the site rises steeply to the west. Development is not considered achievable on this site.	No	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EB003	Land bounded by Peppercombe Road and Longstone Road			No		No		No	achievable.
EB006	Field at Burown Down Close/Priory Heights	High Sensitivity The site is medieval open downland below the continuously wooded scarp which forms the setting of Eastbourne to the west. It is elevated above surrounding development and is inconsistent with the adjacent development line. Access likely to be detrimental to public right of way and local amenity.	Due to the conclusions of the landscape assessment, the site is not considered suitable.	No	There is no evidence that the site is available or being actively promoted.	No	It is not clear if access to the site could be achieved, the site rises steeply to the west and there are a number of change in levels. Development is not considered achievable on this site.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.